

GRANTOR: Lawrence/Mitchell Capital Management Group, Ltd

GRANTEE: Kalom Consulting, LLC

QUITCLAIM DEED

STATE OF MISSISSIPPI

COUNTY OF DESOTO

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Lawrence/Mitchell Capital Management Group, Ltd.**, a Mississippi corporation, hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **Kalom Consulting, LLC**, a Mississippi limited liability company, hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in Desoto County, Mississippi, to wit:

BUENA VISTA LAKES S/D SECTION A LOT 131 PLAT BOOK 4 PAGE 34-37 S/T/R 13/4/8  
PARCEL NO. 4086-1301.0-00131.00

The purpose of this conveyance is to quitclaim "as is", "where is" any interest Grantor may hold in the above described property by virtue of a Desoto County ad valorem 1991 tax sale maturity to LMG Properties, Inc., a/k/a LMG Properties as Agent, in Book 276, Page 413, therein after conveyed to Lawrence/Mitchell Capital Management Group, Ltd., in Book 287, Page 359. In no way shall this instrument be construed as to convey or cover any rights of Grantor arising out of tax sales subsequent to 31 August 1992. **Furthermore, Grantee herein assumes responsibility for any and all city and/or county property taxes due for tax years 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, and 2001, as well as for any other taxes and/or assessments and/or liens which are due or may become due on the above described parcel.**

This Quitclaim Deed and Assignment is made subject to any outstanding property assessments, back or current unpaid property taxes, liens, lis pendens, encumbrances, deficiencies of any kind, other clouds of title, and/or other items existing, whether or not filed of record. Furthermore, said Quitclaim is made subject to any and all valid and outstanding oil, gas, and mineral leases, exceptions, easements, reservations, and conveyances, and any and all power line easements, and/or other easements or rights of way of records in the Office of the chancery clerk of the aforementioned state and county.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that Grantor, its agents, successors and/or assigns, have not made any representations or warranties, either expressed or implied, regarding this parcel and that Grantee is purchasing same based on Grantee's sole judgment and diligent inquiry.

It is understood and agreed by the Grantee that this is an "as is", "where is" quitclaim conveyance by Grantor, Grantor does not warrant title. Grantor makes no representation, warranty, or certification to the Grantee regarding ownership and/or possession of, or title to, the above described parcel. By acceptance of this deed, as evidenced by having same recorded, Grantee affirms and accepts, without reservations, the content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims, (whether made by the Grantee, its agents, successors, assigns, or any other party), regarding any deficiency in title to the above described parcel, any deficiency as to the condition of the property and/or any existing structures on said parcel, as well as to any deficiency in any tax sale procedure conducted by any taxing authority as to this parcel.

The preparer of this instrument, as well as Grantor, assume no liability for the state of the title or any inaccuracy of the legal description.

Witness our signature, this the 31<sup>st</sup> day of December, 2000.

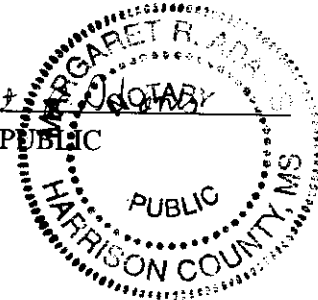
Lawrence/Mitchell Capital Management Group, Ltd.,

By: [Signature]  
T. Mitchell Kalom, Chief Executive Officer

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of December, 2000, within my jurisdiction, the within named, T. Mitchell Kalom, who acknowledged that he is Chief Executive Officer of Lawrence/Mitchell Capital Management Group, Ltd., a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been authorized so to do.

[Signature]  
NOTARY PUBLIC



My Commission Expires:

Notary Public State of Mississippi At Large  
My Commission Expires: September 23, 2003  
Bonded Thru Heiden, Brooks & Garland, Inc.

**Grantor:**

Lawrence/Mitchell Capital Management Group, Ltd.  
970 Division Street  
Biloxi, MS 39530  
(228) 436-0026  
E-mail: AmPubRealty@aol.com  
Internal Reference # 198

**Grantee's Address:**

Kalom Consulting, LLC  
Post Office Drawer 527  
Biloxi, MS 39533-0527  
(228) 436-0026

**TITLE NOT EXAMINED**

**INDEXING INSTRUCTIONS:** BUENA VISTA LAKES S/D SECTION A LOT 131 PLAT BOOK 4 PAGE 34-37  
S/T/R 13/4/8 PARCEL NO. 4086-1301.0-00131.00

Prepared (Without Title Opinion) By:

Lawrence/Mitchell Capital Management Group, Ltd., Post Office Drawer 527, Biloxi, Mississippi 39533-0527;  
(228) 436-0026 E-mail: AmPubRealty@aol.com

STATE MS.-DE SOTO CO.  
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